

Entered: June 12th, 2023

Signed: June 12th, 2023

SO ORDERED

Lori Simpson
LORI S. SIMPSON
U.S. BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND
Greenbelt Division**

In Re

Optimum Construction, Inc. : Case No. 23-11027
Debtor : Chapter 7

Erin Hart,

Movant,

v.

Optimum Construction, Inc., *et al.*,

Respondents.

ORDER GRANTING RELIEF AND MODIFYING THE AUTOMATIC STAY

UPON CONSIDERATION OF Movant Erin Hart's Motion for Relief from the Automatic Stay, no response or opposition from the Trustee or Debtor having been filed, and good cause having been shown, it is by the U.S. Bankruptcy Court for the District of Maryland, hereby

ORDERED, that the Motion be and is hereby GRANTED; and it is further

ORDERED, that the Automatic Stay pursuant to 11 U.S.C. § 362 be and is hereby MODIFIED so as to permit Erin Hart to pursue recovery on her claim against non-estate property,

including but not limited to filing i) a complaint with the Maryland Home Improvement Commission and ii) a claim with the Maryland Guaranty Fund for reimbursement of monies paid by Movant to Amr Elrahimy and/or Optimum Construction, Inc. and related to the home improvement contract.

Copies to:

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Chapter 7 Trustee – Steven H Greenfeld, Esq. trusteegreen@cohenbaldinger.com,
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END ORDER